



***Flood Risk Assessment***

Dancing Waters

The Friary

Old Windsor

Berks

SL4 2NS

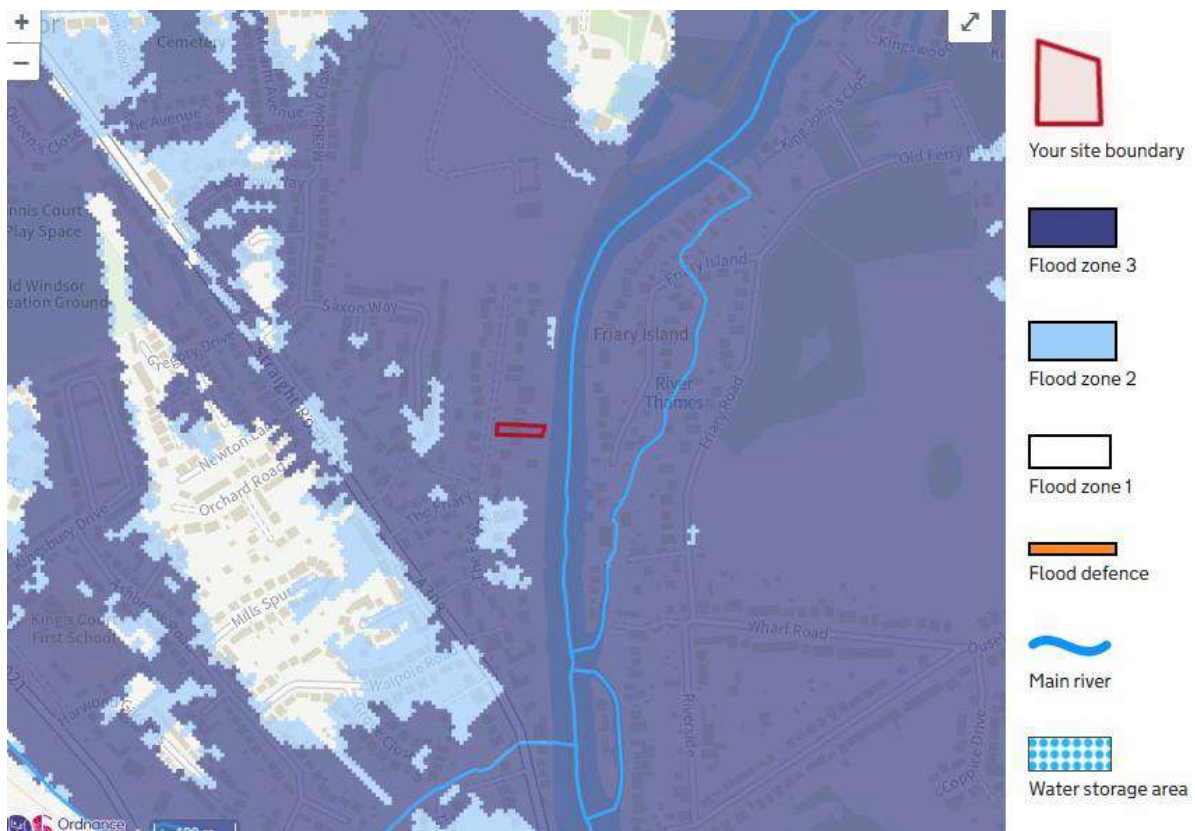
On behalf of

Mr and Mrs Price

The application site is located within the boundaries of the Royal Borough of Windsor and Maidenhead Council. According to the environment agencies flood map, the application site is situated within flood zone 3.

Land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.

The proposed application is for an extension to the property located at X:499117 Y:174148



Foul drainage is not applicable in this instance.

All surface water to be discharged into soak away or existing onsite gully.

As far as the applicant is aware the property has no history of flooding.

The floor levels of the proposed orangery will not be set lower than the existing floor levels of the host dwelling and there will be no sleeping accommodation created on the ground floor of the property.

There are no proposed landscaping works.

#### Proposals:

This application seeks consent to erect an orangery. The orangery will be located on an existing patio area. The proposed extension will be constructed using water resilient materials and also retain the existing onsite method of surface water disposal or a new soakaway.

All electrical sockets will be set at a minimum of 450mm above ground floor level to provide a flood resilient dwelling.

It is not considered that any further SUD's Sustainable Surface Water drainage will be necessary.

#### Flood Mitigation Notes:

The existing level of the site would remain as existing.

Internal floor levels to remain as existing.

#### Conclusion:

All proposed surface water will be controlled as per the existing arrangement or soak away. We are of the opinion that that these proposals would not increase the risk of flooding elsewhere.